

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for July 10, 2017

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the first floor of City Hall and was called to order at 5:30 p.m. Chairperson, Bruce Damon, chaired the meeting.

Members in Attendance: Bruce Damon, John Butler, Normand Ancil, Sandra Marquis, Pauline Gudas and Michael Marcotte

Members Absent: Paul Madore

Associate Member Present: Kristine Kittridge and Zachary Pettengill

Staff Present: David Hediger, City Planner

- II. **ADJUSTMENT TO THE AGENDA:** None

- III. **CORRESPONDENCE:** Two site plans presented by Stoneybrook. One colored presentation plan dated July, 2017 and site plan with revision dated April, 2017.

Zachary Pettengill was appointed full voting members for this meeting.

VI. **PUBLIC HEARINGS:**

- a) A request by Stoneybrook Consultants on behalf of Eric Wing to construct a new building for his existing Tattoo business known as Altered Image Tattoo and will be located at 545 Pleasant Street.

David read staff comments. Mike Gotto presented site plans and provided a summary of the project.

Norm asked for clarification on setbacks and Mike Gotto referenced specific setback modification from 20'. The grade of site to abutting lots was discussed. Separate lot with no access from Lisbon Street.

Michael Marcotte clarified it is a daylight basement. Mike Gotto noted it is largely a fill site. David clarified frontage requirements and non-conformance with frontage. Mike Gotto noted the site was previously occupied by a single family home.

No Public Comment

The following motion was made:

MOTION: by **John Butler** that the application submitted by Stoneybrook Consultants on behalf of Eric Wing to construct a new 1,200 square foot building at 545 Pleasant Street to operate a tattoo establishment meets all of the necessary criteria contained in

the Zoning and Land Use Code, including but not limited to Article IX, Section 3(10), Article X, Sections 3, 4 and 5, Article XII, Section 9, and Article XIII, Section 4 of the Zoning and Land Use Code, and that approval be granted with the following condition:

Prior to any certificate of occupancy being issued, evidence of a final inspection of the storm water system shall be provided to the city by the designing engineer along with a written statement indicating that the storm water system and all site improvements have been completed in accordance with the approved plans.

Second by **Zachary Pettengill**.

VOTED: 6-1 (Passed)
Michael Marcotte Opposed

V. OTHER BUSINESS:

- a) Update on parking conditions in the vicinity of Bates College Housing at 55 & 65 Campus Avenue.

David summarized Bates report. He noted no complaints at this time. More student parking will be allocated in place of staff parking. Michael Marcotte asked about the bump outs and on-street parking conditions. Norm asked for an update on the student housing situation and David summarized moratorium and changes being considered.

- b) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

David updated the Board on modification language and possible amendments.

VI. READING OF MINUTES: Adoption of the June 26, 2017 draft minutes.

The June 26, 2017 draft meeting minutes will be adopted at the July 24, 2017 meeting.

VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Pauline Gudas** that this meeting adjourns at 6:20 p.m. Second by **Sandy Marquis**.

VOTED: 7-0 (Passed)

The next regularly scheduled meeting is for Monday, July 24, 2017 at 5:30 p.m.

Respectfully Submitted:

John Butler ccc

John Butler, Secretary